



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

NOVEMBER 19, 2019

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT– GRACE HARBOR CHURCH

STAFF: CHRIS ROBINSON, PLANNER I

PROJECT INFORMATION:

PROJECT NAME:	Grace Harbor Church
PROJECT DESCRIPTION:	Converting residential to non-residential for religious assembly
ADDRESS/LOCATION:	2400 W. New Hope Road
GROSS SITE AREA:	4.66 acres
RESIDENTIAL UNITS:	N/A
REQUESTED WAIVERS:	Waiver from the paved parking requirement
REQUESTED VARIANCES:	N/A
FEES-IN-LIEU:	N/A

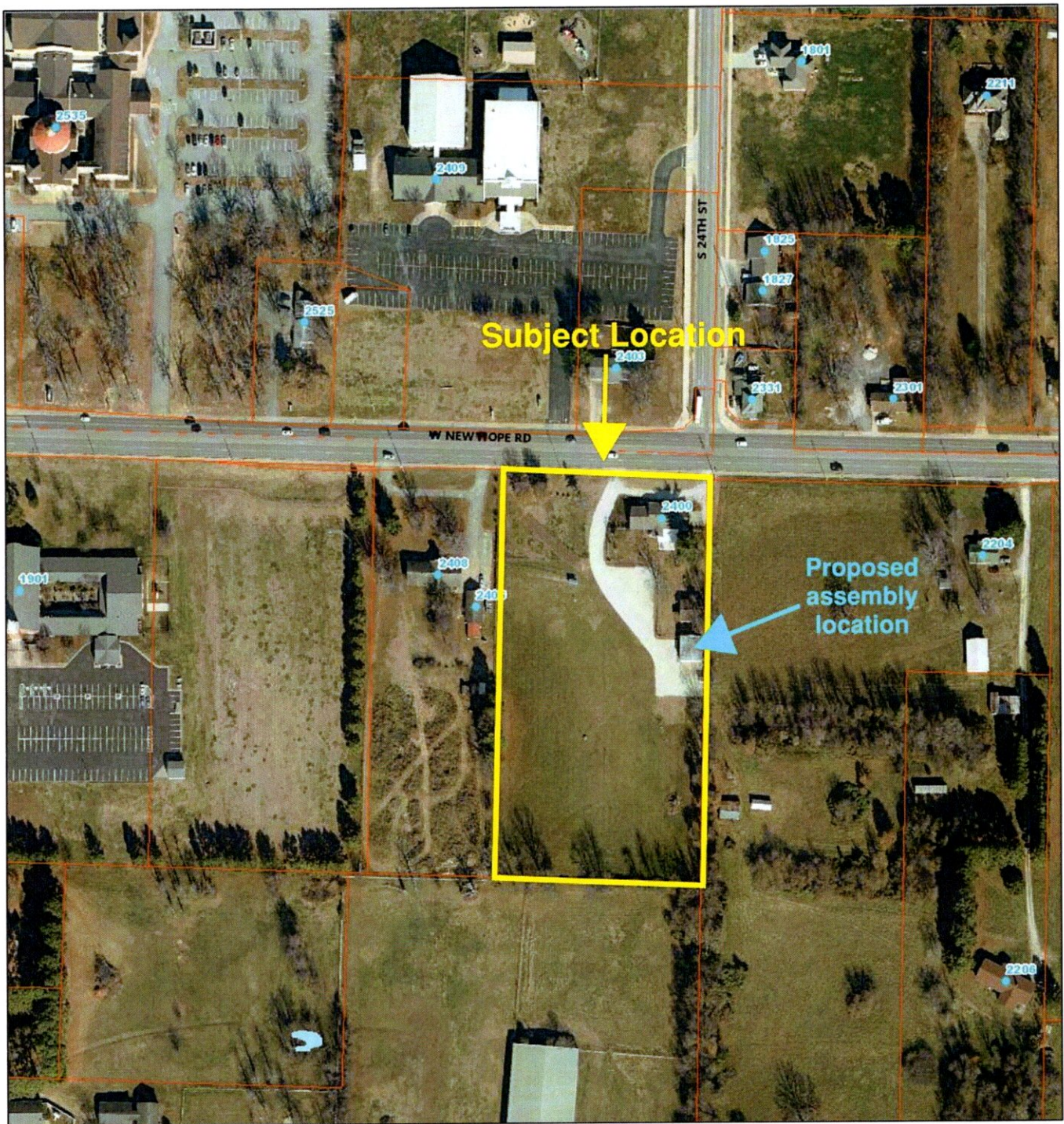
APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Grace Harbor Church/Cameron Webb
PROJECT OWNER/DEVELOPER:	Grace Harbor Church
PROPERTY OWNER:	Grace Harbor Church
REQUEST:	Waiver Approval

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION CHARACTER:	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
ZONING DISTRICT:	A-1 (Agricultural)
MSP IMPROVEMENTS:	N/A
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

VICINITY MAP:



BACKGROUND:

- The applicant plan to use the utility building on the lot for religious assembly; this would convert the property from a residential use to a non-residential use
- The property currently has a large gravel driveway, which the applicant plans to utilize for parking.
- The use is permitted in the A-1 zoning district

PLANNING REVIEW:

1. DEVELOPMENT STANDARDS:

- a) Parking: Parking is required to be paved, per Sec. 14-256(6). The applicant request a waiver from this requirement, allowing for use of the existing gravel parking lot.

2. RECOMMENDATIONS: *The Planning Commission should always consider requests with regard to land use compatibility and the health, safety, and general welfare of the public in making their decision.*

a) **Take the following actions on the requested waiver:**

- i. Staff recommends **approval** the waiver from the paved parking requirement. Their gravel parking passed a 75,000 lb. load test per the request of Risk Reduction, adequate to support a fire apparatus. The main gravel parking area is also screened from the street.

ENGINEERING REVIEW: N/A

STAFF SIGNATURES:



Chris Robinson, Planner I
City of Rogers Planning Division

TOTAL REQUESTED WAIVERS & VARIANCES:


1. Waiver from the paved parking requirement

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the Large-Scale Development Plan for Grace Harbor Church as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve the Large-Scale Development Plan for Grace Harbor Church subject to [conditions, contingencies, or actions on waivers/variances/recommendations]."
3. FOR DENY: "Move to deny the request as presented and require this project to undergo the Subdivision process."
4. FOR TABLE: "Move to table the request [indefinite or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendations.



John McCurdy, Director
City of Rogers Community Development

TABS:

1. Waiver/Variance Letter
2. Grace Harbor Site Plan
3. Gravel load-testing letter

Planning Commission
City of Rogers
301 W Chestnut
Rogers, AR 72756

Dear Planning Commissioners,

On behalf of Grace Harbor Church, along with our Small Scale Site Plan submitted on October 14, 2019, I am requesting a waiver in reference to **Sec. 14-256 (6)**. Grace Harbor is a very small church on with very limited resources. Paving our existing parking lot would cost approximately \$26K on the low end. This would be a significant financial burden on our small group. We do plan to continue our beautification efforts on our property; paving would have a very negative visual impact on a 5 acre A-1 parcel with a small single story residence and a small utility building which resembles a barn.

We are a very small church simply asking the City of Rogers for approval to meet on the A-1 property (which is an approved secondary use by the city) and in the utility building we currently own. We do not have the resources to build a new building to meet in and meeting in the utility building would allow us to meet as a religious group without changing the footprint of the property.

I thank you all for your time and consideration.

Best regards,

Cameron Webb
Grace Harbor Church

November 8, 2019

Grace Harbor Church
2400 W New Hope Road
Rogers, Arkansas 72758

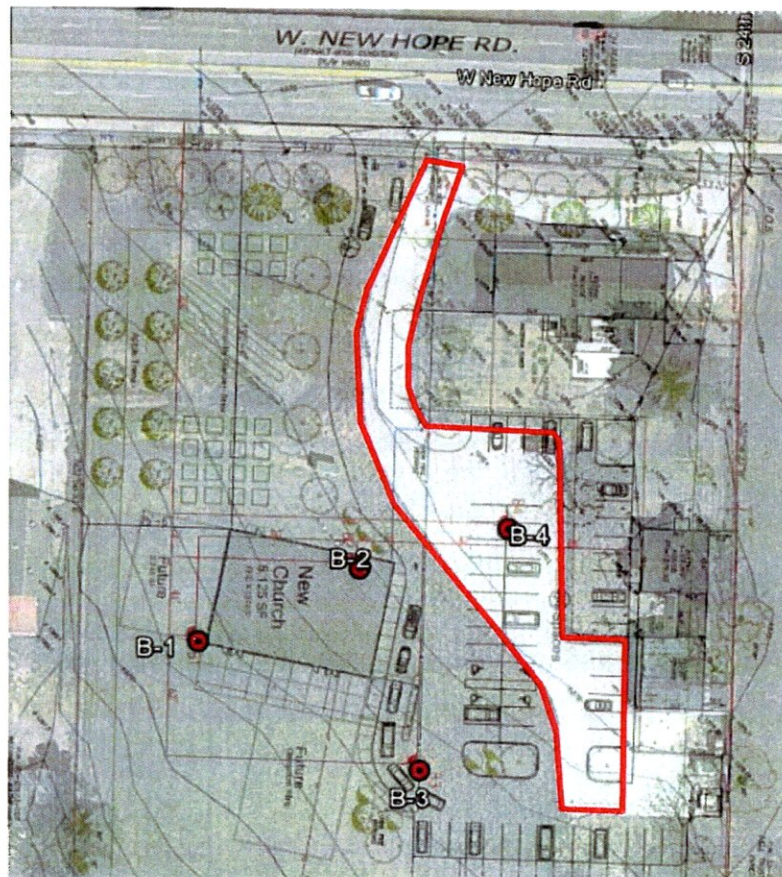
Attention: Mr. Stan Webb

Re: Proofroll Observation: Access Drive and Parking Area
Grace Harbor Church
Rogers, Arkansas
GTS Project No. 19-1-1-338 (WO 14328)

Mr. Webb:

As requested, GTS, Inc. observed site conditions at the above referenced project on November 8, 2019. The site visit was requested by the client to observe the previously constructed access drive and parking area located directly south of New Hope Road.

Observations, recommendations made and photographs taken during the site visit are presented below. The area observed is outlined in red in the figure shown below.



Understood Project Information

At the time of our site visit on November 8th, 2019, the client stated that the drive and parking area had been stripped and cuts were performed and new fill material consisting of approximately 14 to 18 inches of clayey gravel soils was placed. Placement and compaction history of the fill material is unknown to GTS, Inc. GTS, Inc. also understands that approximately 4 inches of crushed stone aggregate base material was placed above the new fill material and that future asphalt paving may be planned for the referenced area.

It is our understanding that the drive and parking area is required by the City of Rogers to withstand a 75,000-pound fire truck.

Observations

Exposed material observed consisted of crushed stone aggregate base material. No groundwater seepage or standing water was observed in the access drive and or parking areas during our site visit.

To evaluate the stability of the aggregate base material, a proofroll was performed using a loaded quad-axle dump truck. The truck was loaded with an understood gross weight of approximately 73,000 pounds. The truck made multiple passes in the access drive and throughout the parking area. No rutting or pumping was observed during the proofroll observation and the aggregate base was observed to be stable at the time of our site visit.

Opinion and Recommendations

Based on the observations made during our site visit, it is our professional opinion that the access drive and parking area observed is adequate to support the required load of a 75,000 pound fire truck. Our opinion is based on the site conditions at the time of our site visit and should be re-evaluated should conditions change.

To prolong the life of the access drive and parking area, GTS, Inc. recommends that consideration be given to adding additional Class 7 base material to provide a minimum of 6 inches of base course. We would recommend that the existing base and new base be reworked and compacted to a minimum of 95 percent of modified proctor values.

Photographs

Photographs taken during our site visit are presented on the following pages for visual reference.



Photograph 1 – Observed access drive, oriented south

**41 parking
spaces (9x18 ft)**

**Fire Lane
minimum width
of 20 ft as
shown in three
sections**

**Parking lot
within bounds of
fire lane
(red dashed line)
and yellow
dashed lines**

